

MANOR BOROUGH COUNCIL
MONTHLY BUSINESS MEETING – March 17, 2021

The Manor Borough Council held its monthly business meeting on Wednesday, March 17, 2021 at 7:00 P.M., in the Manor Community Room.

Roll Call of Attendance:

(Present)	Bruce Hartman, President	Dawn Lynn, Vice President
	Dave Gongaware	Christine Marchand
	Jim Vacha	Mike Matrisch - Mayor
	John Campfield, Solicitor	Ed Antonacci, Engineer
		Mike Radakovich, Tax Collector
(Absent)	Ralph Hensell	Brian Woy
	Jason Krainbucher, Zoning Office	George Valmassoni, Chief of Police

Minutes – A motion “to accept the minutes of the meeting held on February 17, 2021, as read” was made by Ms. Lynn, and seconded by Mr. Vacha. The motion carried unanimously.

Public Comment on Agenda Items – Susan Forney of 500 Saddle Ridge Court Irwin, PA 15642 had some comments about the Stormwater Ordinance Council is preparing to pass. She reviewed the 60-pg Ordinance draft and made comments. She is also claiming to represent the community in some inconsistencies that she sees and wants to have an Ordinance that is fair and not overly restrictive. Discussion eschewed with the Engineer to clarify points, answer questions, and to explain the issues at hand. She also had an issue with the fees. As the Borough Manager explained, the fees listed in the Ordinance is a generic fee and more of a deposit, with the balance to be refunded to the resident. These fees were based on the Engineer’s time involved in reviewing an application. The Stormwater Application will be revised as soon as the Ordinance is passed. Ms. Forney asked Council to be more thoughtful of the fees before the Ordinance is passed and to take the burden off of the homeowner.

Chuck Charrie of 1297 First Street Manor, PA 15665 also wanted to comment about the Stormwater Ordinance. He noted it was to be adopted by December 31, 2020. Mr. Lapia stated the Conservation District allowed for an extension. He also commented the Ordinance seems to be for 1-acre parcels and then smaller projects, but there is no explanation of separation for projects which leaves residents confused. He asserts the county and the conservation district will review residents plans for no cost for the pre-application phase.

Jerilyn Lewis of Harding Street had comments about the Community Development Block Grant program that Council is to vote on later in the meeting. She wanted to know why the Borough received a letter from them to remove the architectural barriers for ADA improvements. As Mr. Lapia explained, the grant application was for an ADA walking track, to install an ADA compliant walking track that will tie into the new playground. When asked about the 2 different dollar amounts, Mr. Lapia explained the dollar amount requested on the grant application is not always what is awarded as it is based on available money the County has. The Grant is not finalized until Council agrees to accept the Grant offer. Ms. Lewis then asked about the new playground being ADA compliant. Ms. Marchand noted the playground apparatus purchased is ADA approved. Ms. Lewis then went to her comment about the partnership agreement with the Westmoreland County Conservation District. She agrees with many of the statements made by Ms. Forney earlier. Ms. Lewis is annoyed that her neighbor, in 2015, used a bulldozer to make a dirt driveway without putting down stone. During rains, the mud and water would run into the street and into the gutters. That issue was fixed with a Dirt and Low Volume Road grant. Her next comment was on the Building License Agreement with DQE for the Library’s WIFI with CARES grant. She claims this is not legal.

Mayor’s Report (Mr. Matrisch) – The mayor reported the speed limit sign is back up and will be moved throughout the Borough as needed.

Solicitor’s Report (Mr. Campfield) – None.

Engineer's Report (Mr. Antonacci) – Mr. Antonacci and his staff are finishing up their preliminary work for the 2021 street paving project. They expect to ask Council to go out to bid at the next meeting.

Planning & Zoning Officer's Report (Mr. Krainbucher) – None.

Borough Manager's Report (Mr. Lapia) – Mr. Lapia reported the Borough received the annual Liquid Fuels payment of \$95,559.00 which is 7% less than last year. The Public Works RAM 5500 cab and chassis has been delivered to the upfitter. It should be finished by the end of May. Mr. Gongaware asked about funds from a stimulus bill. Mr. Lapia received an email and forwarded it to Council, but has received no other information as to how it will benefit the Borough.

Treasurer's Report – A motion “to approve the Treasurer's Report for the month of February 2021, as prepared” was made by Ms. Lynn. Mr. Gongaware asked how the balance came to be in the Capital Expenditure fund. Mr. Lapia explained \$3,000 goes into the fund every month for Public Works truck and Police Car savings, plus money left over from street paving goes into that fund, as well as money from the savings account. The motion was seconded by Mr. Vacha. The motion carried unanimously.

Tax Collector's Report – A motion “to approve the Tax Collector's Report for the month of February 2021, as prepared” was made by Mr. Gongaware and seconded by Ms. Lynn. The motion carried unanimously.

Committee Reports

- **Building & Properties** – None.
- **Community Betterment** – None.
- **Finance** – None.
- **Personnel** – None.
- **Planning & Zoning** – None.
- **Public Safety** – None.

Unfinished Business

- Discussion on Rental Property Inspections, Occupancy Permits and Code Enforcement. The people who were expected to talk about this at the meeting were unable to attend the meeting. Mr. Gongaware motioned to table this discussion until the next meeting. Seconded by Ms. Lynn, the motion carried unanimously.
- Consideration “to adopt Ordinance 589-21-01, enacting a new Stormwater Management Ordinance and Implementing the Requirements of the Westmoreland County Stormwater Management Integrated Water Resources Plan (2020).” Mr. Lapia noted the changes that were made to the Ordinance. Mr. Gongaware then requested changes to the document formatting. He then wanted to know how it affects the old part of Manor and how it would affect him if he wants to build a 24 x 24 foot garage. Mr. Antonacci said the stormwater fees would be about \$1,000. After more discussion about fees, Mr. Vacha motioned to table the consideration of Ordinance 589-21-01 until the April meeting. Seconded by Ms. Lynn, the motion carried unanimously.

New Business

- Consideration “to renew the Partnership Agreement with the Westmoreland County Conservation District.” Ms. Lynn motioned to renew the Partnership Agreement with the Westmoreland County Conservation District. Seconded by Mr. Gongaware, the motion carried unanimously.
- Consideration “to approve Building License Agreement with DQE Communications LLC.” This is to provide the Library with fiber optic Internet capabilities. Ms. Lynn motioned to approve the Building License Agreement with DQE Communications LLC. Seconded by Mr. Vacha, the motion carried unanimously.

- Discussion on Summer Park Program for 2021. This topic resulted from the last PTARC meeting that Mr. Lapia attended. Communities are not sure if they should have a summer park program due to continuing pandemic mitigation. Most of the playground is hoped to be installed by the start of the program. Mr. Lapia noted CDC Guidelines should have to be adhered to and thought should be given to participants in the case of exposure. Mr. Gongaware motioned to proceed with having the summer park program for 2021. Seconded by Ms. Lynn, the motioned carried unanimously.
- Consideration “to accept CDBG Grant for ADA Improvement to the Manor Park Walking Track.” Ms. Lynn motioned to accept the CDBG Grant for ADA Improvement to the Manor Park Walking Track. Seconded by Mr. Vacha, the motion carried unanimously.
- Consideration “to approve payment request from KGD Contracting.” Ms. Lynn motioned to approve the payment request from KGD Contracting for \$21,200. Seconded by Ms. Marchand, the motion carried unanimously.

Correspondence – None.

Payment of Bills – A motion “to approve payment of the bills as of March 17, 2021, as presented” was made by Ms. Lynn and seconded by Mr. Gongaware. The motion carried unanimously.

There was no Executive Session.

Citizen Comments – Connie Detar of Manor Harrison City Road, Manor wanted to comment on the Manor Community Room but declined to comment further in favor of Ms. Jerilyn Lewis. She asked Council to keep citizen comments in mind when they go to make a decision.

Jerilyn Lewis of Harding Street, Manor, harangued Council for not making a decision about the Manor Community Room. She points to the plaque on the outside wall of the Community Room that says “Dedicated to the Community” and is putting up signs to “Save the Community Room”. Her retort is, if the Borough can find the money for a new playground, then the Borough can find money for other things. She feels the community is being denied the community room. She then cited the Capital Planning Committee in 2019 who considered relocating the Police Station to the Borough Building, while adding additional office and file space for the Borough Office, taking away the Community Room. Ms. Lewis asserts the Police Station needs to move sooner than later due to structural issues. She also asserts the Community Room in the form of rental income pays for itself yet she feels the rental rates are too high. Mr. Lapia corrected her assumption as the utilities for the Community Room are paid for from the Borough’s General Fund. Ms. Lewis then went on to assert the Public Works/Police Station is not sinking into the creek and questions the structural issues and the chain of events that lead to the current repair list needed for the Police Station. She wants to know why the Mayor didn’t point out the building issues, but left it to the Chief. She called the Capital Planning Committee a joke and felt they did not plan appropriately, or else there would be enough money to do all that needs to be done. She then went on a tirade, referencing Council and the Capital Planning Committee, for not doing their due diligence.

There being no other business to discuss, a motion "to adjourn the meeting" was made by Ms. Marchand and was seconded by Ms. Lynn. The motion carried unanimously. The meeting adjourned at 9:30 P.M.

Joseph N. Lapia
Borough Manager